

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Gary Shimun, Town Administrator / 797-1030

PREPARED BY: Phillip R. Holste, CFM, Program Manager / 797-1041

SUBJECT: Resolution

AFFECTED DISTRICT: 1,2, and 3

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE INITIATION OF DUE DILIGENCE PROCEDURES FOR MULTIPLE PROPERTIES FOR THEIR POSSIBLE ACQUISITION THROUGH THE 2006 OPEN SPACE BOND.

REPORT IN BRIEF: In September 2005, the voters of the Town of Davie approved the issuance of general obligation "Open Space" bonds in order to protect the quality of water bodies, to preserve and improve wildlife habitat and parks, to complete the recreational trail system, and to protect natural lands from development. In April 2006, the Town Council approved R2006-110 that defined the Open Space Bond criteria and ranking system. Using this criteria, the Town's Open Space Advisory Committee (OSAC) held special meetings to review acquisition sites with willing sellers. OSAC recommended 9 sites for potential acquisition and presented these recommendations to the Town Council at the December 20 Town Council meeting.

The recommendations in each district are as follows:

District 1: Rose Parcels

District 2: Batten's Farm, Davie 2005 (due diligence approved 11/16), Spyke's Grove

District 3: Devine Parcels, Gill Parcel, Toole Parcel, and Weekley Parcels

District 4: TPL site otherwise known as Davie Farm Park (property was purchased on 11/17)

This resolution authorizes Town staff to initiate due diligence procedures for possible acquisition of the sites utilizing the Open Space Bond. Due diligence may include independently conducted appraisals, title searches, surveys, environmental assessments and legal fees. Such expenses will be charged to the Open Space Bond account.

PREVIOUS ACTIONS: N/A

CONCURRENCES: OSAC reviewed and scored each site against the Open Space Bond criteria approved by the Town Council in R-2006-110. OSAC recommended these properties to the Town Council for initiation of due diligence.

FISCAL IMPACT: Yes

Has request been budgeted? Yes

If yes, expected cost: \$210,000 (\$30,000 per site)

Due diligence may include independently conducted appraisals, title searches, surveys, environmental assessments and legal fees.

Account Name: 030-3006-572.64-64 Open Space Bond

If no, amount needed: N/A

What account will funds be appropriated from:

RECOMMENDATION(S): Motion to approve

Attachment(s): Resolution, District Scoring Sheets

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE INITIATION OF DUE DILIGENCE PROCEDURES FOR MULTIPLE PROPERTIES FOR THEIR POSSIBLE ACQUISITION THROUGH THE 2006 OPEN SPACE BOND

WHEREAS, in September 2005, the voters of the Town of Davie approved the issuance of general obligation “Open Space” bonds in order to protect the quality of water bodies, to preserve and improve wildlife habitat and parks, to complete the recreational trail system, and to protect natural lands from development; and

WHEREAS, the Town of Davie has received willing seller letters from over 20 potential acquisition sites as part of the 2006 Open Space Bond process; and

WHEREAS, each property has been reviewed and scored by the Open Space Advisory Committee as required by the Open Space Bond Resolution (R-2006-110); and

WHEREAS, the Open Space Advisory Committee made recommendations of potential acquisition sites in each district; and

WHEREAS, the Town of Davie may be interested in acquiring these sites utilizing funds from the Open Space Bond.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town Council of the Town of Davie hereby authorizes the initiation of due diligence procedures for one (1) property in District 1. This property is the Rose Parcels (Folio #504135010080, 504135010090, and 504035010134).

SECTION 2. The Town Council of the Town of Davie hereby authorizes the initiation of due diligence procedures for two (2) properties in District 2: These properties are Batten’s Farm (Folio #504134010070) and Spyke’s Grove (Folio #504127010750, 504127010760, and 504127010761).

SECTION 3. The Town Council of the Town of Davie hereby authorizes the initiation of due diligence procedures for four (4) properties in District 3: These properties are the Devine Parcels (Folio #504024010220 and 504024010270), Gill Parcel (Folio #504131010406), Toole Parcel (Folio #504025010380), and Weekley Parcels (Folio #504013010242, 504013010249, 504013010251, 504013090010, 504013090020, 504013090030, 504013090040, and 504013090050).

SECTION 4. This resolution authorizes the allocation of due diligence expenses to the Open Space Bond account, 030-3006-572.64-64

SECTION 5. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2007.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2007.

**OPEN SPACE ACQUISITION MATRIX (DISTRICT 1)
0-3 POINT SCALE**

	POINT VALUE	GOAL(S) MET	ROSE PARCELS
GEOGRAPHICAL (DEMOGRAPHICAL) - 5			
1. CONNECTOR BETWEEN EXISTING PARK, OPEN SPACE, TRAILS AND GREENWAYS	3	3,4	0
2. PARCELS BEYOND .5 MILE RADIUS FROM EXISTING PARK OR OPEN SPACE	3	4	0
3. PARCELS WITH A SCENIC VISTA	2	2	2
4. PARCELS ADJACENT TO OTHER OPEN SPACE, PARKS, SCHOOLS, TRAILS, AND GREENWAYS	2	2,3,4	2
5. PARCELS THAT CAN SERVE AS A TRAILHEAD FOR EXISTING OR PROPOSED TRAIL SYSTEM	2	2,3,4	2
FINANCIAL - 3			
6. PARCELS WITH A WILLING SELLER	3		3
7. PARCELS WHICH MAY QUALIFY FOR MATCHING MONIES	3		0
8. EXISTING DEVELOPMENT DEMAND FOR SITE	1		0
PHYSICAL - 8			
9. PARCELS WITH A WILDLIFE HABITAT AND/OR CORRIDOR	3	2	3
10. PARCELS CONTAINING OR ABUTTING A SIGNIFICANT WATER BODY OR SIGNIFICANT WETLANDS	3	1,2	3
11. PARCELS THAT PROVIDE NATURAL DRAINAGE, FLOOD STORAGE AND/OR EROSION CONTROL -- WATER RECHARGE	3	1,2	3
12. PARCELS CONTAINING A SIGNIFICANT NATIVE VEGETATIVE COMMUNITY OR A DIVERSITY OF VEGETATIVE COMMUNITIES; UNIQUE NATIVE OR HISTORICAL PLANT SPECIES	3	2	0
13. PARCELS' EXISTING CONDITION IS PRISTINE	3	2	0
14. PARCELS ARE 10 ACRES OR LARGER IN SIZE	2	1,2,4	0
15. PARCELS WITH HISTORICAL/ARCHAEOLOGICAL/GEOLOGICAL SITES/EDUCATIONAL OPPORTUNITIES	2	2,4	0
16. PARCELS WITHIN A WELLFIELD ZONE	1	1,4	0
TOTAL SCORE	39		18

GOALS

1. PROTECTS THE QUALITY OF WATER BODIES
2. PRESERVES AND PROTECTS NATURAL AREAS AND WILDLIFE HABITAT FROM DEVELOPMENT
3. COMPLETES THE RECREATIONAL TRAIL SYSTEM
4. PRESERVES AND IMPROVES PARKS

OPEN SPACE ACQUISITION MATRIX (DISTRICT 2)
0-3 POINT SCALE

		POINT VALUE	GOAL(S) MET	BATTEN FARM PARCEL	BRADY PARCELS	BURN PARCEL	CIEDI PARCEL
GEOGRAPHICAL (DEMOGRAPHICAL) - 5							
1.	CONNECTOR BETWEEN EXISTING PARK, OPEN SPACE, TRAILS AND GREENWAYS	3	3,4	3	0	0	3
2.	PARCELS BEYOND .5 MILE RADIUS FROM EXISTING PARK OR OPEN SPACE	3	4	0	0	0	0
3.	PARCELS WITH A SCENIC VISTA	2	2	2	0	0	0
4.	PARCELS ADJACENT TO OTHER OPEN SPACE, PARKS, SCHOOLS, TRAILS, AND GREENWAYS	2	2,3,4	2	2	0	2
5.	PARCELS THAT CAN SERVE AS A TRAILHEAD FOR EXISTING OR PROPOSED TRAIL SYSTEM	2	2,3,4	2	0	0	0
FINANCIAL - 3							
6.	PARCELS WITH A WILLING SELLER	3		3	3	3	3
7.	PARCELS WHICH MAY QUALIFY FOR MATCHING MONIES	3		0	0	0	0
8.	EXISTING DEVELOPMENT DEMAND FOR SITE	1		0	0	0	0
PHYSICAL - 8							
9.	PARCELS WITH A WILDLIFE HABITAT AND/OR CORRIDOR	3	2	0	0	0	0
10.	PARCELS CONTAINING OR ABUTTING A SIGNIFICANT WATER BODY OR SIGNIFICANT WETLANDS	3	1,2	3	0	0	0
11.	PARCELS THAT PROVIDE NATURAL DRAINAGE, FLOOD STORAGE AND/OR EROSION CONTROL -- WATER RECHARGE	3	1,2	3	0	0	3
12.	PARCELS CONTAINING A SIGNIFICANT NATIVE VEGETATIVE COMMUNITY OR A DIVERSITY OF VEGETATIVE COMMUNITIES: UNIQUE NATIVE OR HISTORICAL PLANT SPECIES	3	2	3	0	0	0
13.	PARCELS' EXISTING CONDITION IS PRISTINE	3	2	0	0	0	0
14.	PARCELS ARE 10 ACRES OR LARGER IN SIZE	2	1,2,4	0	0	0	0
15.	PARCELS WITH HISTORICAL/ARCHAEOLOGICAL/GEOLOGICAL SITES/EDUCATIONAL OPPORTUNITIES	2	2,4	2	0	0	0
16.	PARCELS WITHIN A WELLFIELD ZONE	1	1,4	0	0	0	0
TOTAL SCORE		39		23	5	3	11

GOALS

1. PROTECTS THE QUALITY OF WATER BODIES
2. PRESERVES AND PROTECTS NATURAL AREAS AND WILDLIFE HABITAT FROM DEVELOPMENT
3. COMPLETES THE RECREATIONAL TRAIL SYSTEM
4. PRESERVES AND IMPROVES PARKS

OPEN SPACE ACQUISITION MATRIX (DISTRICT 2) cont.
0-3 POINT SCALE

		POINT VALUE	GOAL(S) MET	DAVIE 2005 PARCEL	DAVIE HOMES ONE PARCEL	KALPANA PARCEL	SPYKE'S GROVE PARCELS
GEOGRAPHICAL (DEMOGRAPHICAL) - 5							
1. CONNECTOR BETWEEN EXISTING PARK, OPEN SPACE, TRAILS AND GREENWAYS							
2. PARCELS BEYOND .5 MILE RADIUS FROM EXISTING PARK OR OPEN SPACE		3	3,4	3	0	0	0
3. PARCELS WITH A SCENIC VISTA		3	4	0	0	0	0
4. PARCELS ADJACENT TO OTHER OPEN SPACE, PARKS, SCHOOLS, TRAILS, AND GREENWAYS		2	2	2	0	2	2
5. PARCELS THAT CAN SERVE AS A TRAILHEAD FOR EXISTING OR PROPOSED TRAIL SYSTEM		2	2,3,4	2	2	2	2
		2	2,3,4	2	0	0	2
FINANCIAL - 3							
6. PARCELS WITH A WILLING SELLER							
7. PARCELS WHICH MAY QUALIFY FOR MATCHING MONIES		3		3	3	3	3
8. EXISTING DEVELOPMENT DEMAND FOR SITE		1		1	1	1	0
PHYSICAL - 8							
9. PARCELS WITH A WILDLIFE HABITAT AND/OR CORRIDOR							
10. PARCELS CONTAINING OR ABUTTING A SIGNIFICANT WATER BODY OR SIGNIFICANT WETLANDS		3	2	0	0	0	3
11. PARCELS THAT PROVIDE NATURAL DRAINAGE, FLOOD STORAGE AND/OR EROSION CONTROL -- WATER RECHARGE		3	1,2	0	0	0	0
12. PARCELS CONTAINING A SIGNIFICANT NATIVE VEGETATIVE COMMUNITY OR A DIVERSITY OF VEGETATIVE COMMUNITIES; UNIQUE NATIVE OR HISTORICAL PLANT SPECIES		3	1,2	0	0	0	3
13. PARCELS' EXISTING CONDITION IS PRISTINE		3	2	0	0	3	3
14. PARCELS ARE 10 ACRES OR LARGER IN SIZE		2	2	0	0	0	0
15. PARCELS WITH HISTORICAL/ARCHAEOLOGICAL/GEOLOGICAL SITES/EDUCATIONAL OPPORTUNITIES		2	1,2,4	0	0	0	2
16. PARCELS WITHIN A WELLFIELD ZONE		2	2,4	0	0	0	2
		1	1,4	0	0	0	0
TOTAL SCORE		39		16	6	11	22

GOALS

1. PROTECTS THE QUALITY OF WATER BODIES
2. PRESERVES AND PROTECTS NATURAL AREAS AND WILDLIFE HABITAT FROM DEVELOPMENT
3. COMPLETES THE RECREATIONAL TRAIL SYSTEM
4. PRESERVES AND IMPROVES PARKS

OPEN SPACE ACQUISITION MATRIX (DISTRICT 3)
0-3 POINT SCALE

GEOGRAPHICAL (DEMOGRAPHICAL) - 3		POINT VALUE	GOAL(S) MET	DEOPERSAUD PARCELS	DEVINE PARCELS	GETTING PARCEL	GILL PARCEL	GREEN HORIZON SERVICE PARCEL
1. CONNECTOR BETWEEN EXISTING PARK, OPEN SPACE, TRAILS AND GREENWAYS		3	3,4	0	3	0	0	0
2. PARCELS BEYOND .5 MILE RADIUS FROM EXISTING PARK OR OPEN SPACE		3	4	0	0	0	3	3
3. PARCELS WITH A SCENIC VISTA		2	2	0	2	0	0	0
4. PARCELS ADJACENT TO OTHER OPEN SPACE, PARKS, SCHOOLS, TRAILS, AND GREENWAYS		2	2,3,4	2	2	0	0	0
5. PARCELS THAT CAN SERVE AS A TRAILHEAD FOR EXISTING OR PROPOSED TRAIL SYSTEM		2	2,3,4	0	2	0	0	0
FINANCIAL - 3								
6. PARCELS WITH A WILLING SELLER		3		3	3	3	3	3
7. PARCELS WHICH MAY QUALIFY FOR MATCHING MONIES		3		0	0	0	0	0
8. EXISTING DEVELOPMENT DEMAND FOR SITE		1		0	1	0	0	0
PHYSICAL - 8								
9. PARCELS WITH A WILDLIFE HABITAT AND/OR CORRIDOR		3	2	0	3	3	0	0
10. PARCELS CONTAINING OR ABUTTING A SIGNIFICANT WATER BODY OR SIGNIFICANT WETLANDS		3	1,2	0	3	3	0	0
11. PARCELS THAT PROVIDE NATURAL DRAINAGE, FLOOD STORAGE AND/OR EROSION CONTROL -- WATER RECHARGE		3	1,2	0	3	3	0	0
12. PARCELS CONTAINING A SIGNIFICANT NATIVE VEGETATIVE COMMUNITY OR A DIVERSITY OF VEGETATIVE COMMUNITIES; UNIQUE NATIVE OR HISTORICAL PLANT SPECIES		3	2	0	3	0	0	0
13. PARCELS' EXISTING CONDITION IS PRISTINE		3	2	0	0	0	0	0
14. PARCELS ARE 10 ACRES OR LARGER IN SIZE		2	1,2,4	0	0	0	0	0
15. PARCELS WITH HISTORICAL/ARCHAEOLOGICAL/GEOLOGICAL SITES/EDUCATIONAL OPPORTUNITIES		2	2,4	0	0	0	0	0
16. PARCELS WITHIN A WELLFIELD ZONE		1	1,4	0	0	0	0	0
TOTAL SCORE		39		5	25	12	6	6

GOALS

1. PROTECTS THE QUALITY OF WATER BODIES
2. PRESERVES AND PROTECTS NATURAL AREAS AND WILDLIFE HABITAT FROM DEVELOPMENT
3. COMPLETES THE RECREATIONAL TRAIL SYSTEM
4. PRESERVES AND IMPROVES PARKS

OPEN SPACE ACQUISITION MATRIX (DISTRICT 3) cont.
0-3 POINT SCALE

0-3 POINT SCALE

	POINT VALUE	GOAL(S) MET	MEDLEY COMMERCE PARCEL	POSTLEWATE PARCEL	SALMASIAN PARCEL	TOOLE PARCEL	WEEKLY PARCELS
GEOGRAPHICAL (DEMOGRAPHICAL) - 5							
1. CONNECTOR BETWEEN EXISTING PARK, OPEN SPACE, TRAILS AND GREENWAYS	3	3,4	0	0	0	3	3
2. PARCELS BEYOND .5 MILE RADIUS FROM EXISTING PARK OR OPEN SPACE	3	4	3	0	0	0	0
3. PARCELS WITH A SCENIC VISTA	2		0	2	2	2	2
4. PARCELS ADJACENT TO OTHER OPEN SPACE, PARKS, SCHOOLS, TRAILS, AND GREENWAYS	2	2,3,4	2	0	2	2	2
5. PARCELS THAT CAN SERVE AS A TRAILHEAD FOR EXISTING OR PROPOSED TRAIL SYSTEM	2	2,3,4	0	0	0	2	2
FINANCIAL - 3							
6. PARCELS WITH A WILLING SELLER	3		3	3	3	3	3
7. PARCELS WHICH MAY QUALIFY FOR MATCHING MONIES	3		0	0	0	0	0
8. EXISTING DEVELOPMENT DEMAND FOR SITE	1		0	0	0	0	0
PHYSICAL - 8							
9. PARCELS WITH A WILDLIFE HABITAT AND/OR CORRIDOR	3	2	0	0	3	0	3
10. PARCELS CONTAINING OR ABUTTING A SIGNIFICANT WATER BODY OR SIGNIFICANT WETLANDS	3	1,2	0	3	3	0	0
11. PARCELS THAT PROVIDE NATURAL DRAINAGE, FLOOD STORAGE AND/OR EROSION CONTROL -- WATER RECHARGE	3	1,2	0	0	3	3	0
12. PARCELS CONTAINING A SIGNIFICANT NATIVE VEGETATIVE COMMUNITY OR A DIVERSITY OF VEGETATIVE COMMUNITIES; UNIQUE NATIVE OR HISTORICAL PLANT SPECIES	3	2	0	0	0	0	0
13. PARCELS' EXISTING CONDITION IS PRISTINE	3	2	0	0	0	0	0
14. PARCELS ARE 10 ACRES OR LARGER IN SIZE	2	1,2,4	0	0	0	0	2
15. PARCELS WITH HISTORICAL/ARCHAEOLOGICAL/GEOLOGICAL SITES/EDUCATIONAL OPPORTUNITIES	2	2,4	0	0	0	2	0
16. PARCELS WITHIN A WELLFIELD ZONE	1	1,4	0	0	0	1	0
TOTAL SCORE	39		8	8	16	18	17

GOALS

1. PROTECTS THE QUALITY OF WATER BODIES
2. PRESERVES AND PROTECTS NATURAL AREAS AND WILDLIFE HABITAT FROM DEVELOPMENT
3. COMPLETES THE RECREATIONAL TRAIL SYSTEM
4. PRESERVES AND IMPROVES PARKS

OPEN SPACE ACQUISITION MATRIX (DISTRICT 4)
0-3 POINT SCALE

		POINT VALUE	GOAL(S) MET	KENNEDY PARCEL	OAK SCHOLAR PARCEL	TRUST FOR PUBLIC LAND PARCEL
GEOGRAPHICAL (DEMOGRAPHICAL) - 5						
1. CONNECTOR BETWEEN EXISTING PARK, OPEN SPACE, TRAILS AND GREENWAYS						
2. PARCELS BEYOND .5 MILE RADIUS FROM EXISTING PARK OR OPEN SPACE		3	3,4	0	0	0
3. PARCELS WITH A SCENIC VISTA		3	4	0	3	3
4. PARCELS ADJACENT TO OTHER OPEN SPACE, PARKS, SCHOOLS, TRAILS, AND GREENWAYS		2	2	0	2	2
5. PARCELS THAT CAN SERVE AS A TRAILHEAD FOR EXISTING OR PROPOSED TRAIL SYSTEM		2	2,3,4	2	2	2
		2	2,3,4	2	2	2
FINANCIAL - 3						
6. PARCELS WITH A WILLING SELLER						
7. PARCELS WHICH MAY QUALIFY FOR MATCHING MONIES		3		3	3	3
8. EXISTING DEVELOPMENT DEMAND FOR SITE		3		0	0	3
		1		1	0	0
PHYSICAL - 8						
9. PARCELS WITH A WILDLIFE HABITAT AND/OR CORRIDOR						
10. PARCELS CONTAINING OR ABUTTING A SIGNIFICANT WATER BODY OR SIGNIFICANT WETLANDS		3	2	3	3	3
11. PARCELS THAT PROVIDE NATURAL DRAINAGE, FLOOD STORAGE AND/OR EROSION CONTROL -- WATER RECHARGE		3	1,2	0	3	3
12. PARCELS CONTAINING A SIGNIFICANT NATIVE VEGETATIVE COMMUNITY OR A DIVERSITY OF VEGETATIVE COMMUNITIES; UNIQUE NATIVE OR HISTORICAL PLANT SPECIES		3	1,2	3	0	3
13. PARCELS' EXISTING CONDITION IS PRISTINE		3	2	0	0	0
14. PARCELS ARE 10 ACRES OR LARGER IN SIZE		3	2	0	0	0
15. PARCELS WITH HISTORICAL/ARCHAEOLOGICAL/SITES/EDUCATIONAL OPPORTUNITIES		2	1,2,4	2	2	2
16. PARCELS WITHIN A WELLFIELD ZONE		2	2,4	0	2	2
		1	1,4	0	0	0
TOTAL SCORE		39		16	22	28

GOALS

1. PROTECTS THE QUALITY OF WATER BODIES
2. PRESERVES AND PROTECTS NATURAL AREAS AND WILDLIFE HABITAT FROM DEVELOPMENT
3. COMPLETES THE RECREATIONAL TRAIL SYSTEM
4. PRESERVES AND IMPROVES PARKS